

To: **Planning Commission**
 Through: **Ben Boike, Community Development Director**
 From: **Melissa Houtsma, City Planner**
 Date: **February 21, 2022**

PC Case 23-03 – An Ordinance Rezoning Multiple Properties from R4 – Multiple Family Residential to R3 – Townhome Residential

BACKGROUND:

With the development of the townhomes on the eastern side of the former Thompson Oaks golf course, it became apparent that there were multiple properties throughout the city that were incorrectly zoned (R4 – Multiple Family Residential instead of R3 – Townhome Residential) and/or the future land use was incorrectly guided (High Density Residential instead of Medium Density Residential). Therefore, to ensure that the current use of these properties as well as the zoning and future land use are all in alignment, staff is recommending several properties be rezoned and re-guided.

EXISTING AND PROPOSED ZONING:

The properties listed below are either being rezoned and/or the re-guided; properties are grouped by their current and proposed zoning.

R4 - Multiple Family to R3 - Townhome Residential

April Manor		Livingston	
1628-1644 Charlton St	Condo	1691-1715 Livingston Ave	Townhome
1650 Charlton St	Single Family Home	Marie	
Bellows Orchard		24-36 Marie Ave W	Townhome
1568-1594 Bellows St	Townhome	Mendota PARC	
Denmark Pines		366-374 Mendota Rd W	Townhome
41-43 Kraft Rd	Twinhome <i>(side by side)</i>	Shadow Ridge	
Emerson		110-138 Emerson Ave W	Townhome
113-131 Emerson Ave W	Twinhome <i>(side by side)</i>	Thompson Oaks	
Fox Ridge		180-248 Emerson Ave E	Townhome
2-23 Crusader Ave E	Condo	West 40	
4-15 Fox Ridge Ct	Condo	156-200 Wentworth Ave W	Townhome
1888-1936 Fox Rdg Dr	Condo	West Pointe	
6-22 Marie Ave E	Condo	80-142 Carmel Ave W	Townhome
Humboldt Woods		30-76 Thompson Ave W	Townhome
20-24 Thompson Ave W	Twinhome <i>(side by side)</i>		
1549-1551 Humboldt Ave	Twinhome <i>(side by side)</i>		
1555-1571 Humboldt Ave	Townhome		

R3 - Townhome (No Zoning Change)

Farrington Addition (PRD w/ R3)	
2-20 Marie Ave W	Twinhome (<i>side by side</i>)
Lafayette Oaks	
1840-1958 Christensen Ave	Townhome
Shields Estates (PRD w/ R3)	
1904-1910 Shields Ln	Twinhome (<i>side by side</i>)
1902 & 1912 Shields Ln	Single Family Home
1890-1914 Stryker Ave	Single Family Home
Wentworth Estates (PRD w/ R3)	
255-281 Wentworth Ave E	Townhome
Westown	
1802-1812 Humboldt Ave	Townhome
1801-1815 Livingston Ave	Townhome
5-37 Marie Ave E	Townhome

R2 - Two Family to R3 - Townhome

Charlton Ridge	
2010-2048 Charlton Rdg	Townhome

STAFF RECOMMENDATION:

Staff recommends the Planning Commission hold a public hearing and recommend approval of the proposed rezoning of multiple properties from R4 – Multiple Family Residential to R3 – Townhome Residential.

ATTACHMENTS:

Staff Presentation
Zoning Map of Subject Properties
Resolution

TIMELINE:

February 21: Planning Commission (Public Hearing)
February 27: City Council First Reading
March 13: City Council Final Reading